

Expanding Horizon

Lake Forest Park
Real Estate Update
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For a short time on February 28th, I noticed that there were absolutely zero active listings available under \$1.6 million in Lake Forest Park! A new listing did pop up later that day around \$600k but it is still amazing to see the lack of available inventory. So, that means the story continues with most every well priced and nicely presented home receiving multiple offers. That should continue for the foreseeable future.

As I work with frustrated buyers in this market, it is always so nice when the sellers have completed a pre-listing inspection and sewer scope. (I provide these to my sellers at no charge.) Many buyers are burnt out on paying for pre-inspections themselves when there is no guarantee they'll get the home. When buyers often have to make 5-10 offers before getting a home, it is understandable that paying \$400-700 per pre-inspection can add up quickly. My experience is that homes with seller pre-inspections tend to get more offers and are more likely to have waived contingencies. A buyer may still want to do their own inspection but at least it gives them a jumpstart. That's why I arrange and pay for these inspections for my seller clients. I know it will help them net more money and/or get better contract terms in the end.

If you're interested in selling this spring, contact me today so that I can help you start getting prepared right away!

For your information, the following is a list of recently sold and closed homes near you in Lake Forest Park. You can also visit this direct link at www.LFPHomeSales.com anytime to see all the sold homes in the last 3 months. Feel free to navigate to other pages on my website for more Real Estate information and statistics for King and Snohomish Counties.

Address	Bed	Bath	Year	Lot Size	SqFt	\$/SqFt	DOM	List Price	Sale Price	SP%LP	
19744 35th Ave NE	3	1	1912	16,400	1,210	\$293	13	\$335,000	\$355,000	106%	
19835 31st Ave NE	3	2.25	1969	8,242	2,060	\$296	5	\$579,950	\$609,000	105%	
3506 NE 187th St	3	2.5	1963	8,160	1,760	\$348	6	\$600,000	\$612,000	102%	
19006 35th Ave NE	5	2.5	1979	22,985	2,600	\$250	74	\$649,000	\$649,000	100%	
19103 30th Ave NE	4	2.5	1978	6,642	2,090	\$314	7	\$550,000	\$656,000	119%	
19524 53rd Ave NE	3	2.25	1972	21,100	2,080	\$329	6	\$625,000	\$685,000	110%	
4016 NE 204th St	4	2.75	1978	9,100	2,576	\$268	6	\$689,950	\$689,950	100%	
18640 22nd PI NE	4	2.5	1998	4,432	3,060	\$237	17	\$725,000	\$725,000	100%	
3010 NE 176th St	4	2.5	1963	64,069	2,220	\$331	172	\$735,000	\$735,000	100%	
17628 25th Ave NE	4	2.5	1926	39,013	2,500	\$296	84	\$775,000	\$740,000	95%	
4036 NE 178th St	4	3	1952	8,480	2,089	\$399	7	\$715,000	\$833,575	117%	
19802 47th Ave NE	4	3.25	2003	9,603	3,770	\$256	8	\$925,000	\$965,000	104%	
19042 40th PI NE	4	3.25	2018	15,498	3,440	\$346	11	\$1,190,000	\$1,190,000	100%	
Averages:				17,979	2,420	\$305	32	\$699,531	\$726,502	104%	
High: \$1,190,000				Low: \$355,000		Median: \$689,950					



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Please Visit www.LFPHomes.com

For More Information Including Property Searches and Featured Listings


Windermere
REAL ESTATE

Windermere Northlake
17711 Ballinger Way NE, Lake Forest Park, WA 98155

*Statistics not compiled or published by NWMLS

This is not intended to solicit property already listed.